

AMENDMENT OF SOLICITATION/MODIFICATION OF CONTRACT			1. CONTRACT ID CODE K		PAGE OF PAGES 1 31		
2. AMENDMENT/MODIFICATION NO. 0003		3. EFFECTIVE DATE July 24, 2000		4. REQUISITION/PURCHASE REQ. NO. SCO600-00-0707		5. PROJECT NO. (If applicable)	
6. ISSUED BY DEFENSE ENERGY SUPPORT CENTER 8725 JOHN J. KINGMAN ROAD, SUITE 4950 FT. BELVOIR, VA 22060-6222 FAX - (703) 767-8757 BUYER/SYMBOL - CHRISTY TARDIFF/DESC-APP PHONE - (703) 767-9653 P. P 8.2			SCO600		7. ADMINISTERED BY (If other than Item 6) CODE		
8. NAME AND ADDRESS OF CONTRACTOR (NO., street,city,county,State,and ZIP Code)					X		9a. AMENDMENT OF SOLICITATION NO. SP0600-00-R-0048
					9b. DATED (SEE ITEM 11) March 31, 2000		
					10a. MODIFICATION OF CONTRACT/ORDER NO.		
					10b. DATED (SEE ITEM 13)		
11. THIS ITEM ONLY APPLIES TO AMENDMENTS OF SOLICITATIONS							
<p>[X] The above numbered solicitation is amended as set forth in Item 14. The hour and date specified for receipt of Offers [] is extended, [x] is not extended</p> <p>Offer must acknowledge receipt of this amendment prior to the hour and date specified in the solicitation or as amended, by one of the following methods: (a) By completing Items 8 and 15, and returning <u> 1 </u> copies of the amendment;(b) By acknowledging receipt of this amendment on each copy of the offer submitted; or(c) By separate letter or telegram which includes a reference to the solicitation and amendment numbers.</p> <p>FAILURE OF YOUR ACKNOWLEDGMENT TO BE RECEIVED AT THE PLACE DESIGNATED FOR THE RECEIPT OF OFFERS PRIOR TO THE HOUR AND DATE SPECIFIED MAY RESULT IN REJECTION OF YOUR OFFER. If by virtue of this amendment you desire to change an offer already submitted, such change may be made by telegram or letter, provided each telegram or letter makes reference to the solicitation and this amendment, and is received prior to the opening hour and date specified.</p>							
12. ACCOUNTING AND APPROPRIATION DATA (If required)							
13. THIS ITEM APPLIES ONLY TO MODIFICATIONS OF CONTRACTS/ORDERS, IT MODIFIES THE CONTRACT/ORDER NO. AS DESCRIBED IN ITEM 14.							
A. THIS CHANGE ORDER IS ISSUED PURSUANT TO: (Specify authority) THE CHANGES SET FORTH IN ITEM 14 ARE MADE IN THE CONTRACT ORDER NO. IN ITEM 10A.							
B. THE ABOVE NUMBERED CONTRACT/ORDER IS MODIFIED TO REFLECT THE ADMINISTRATIVE CHANGES (such as changes in paying office, appropriation date, etc.) SET FORTH IN ITEM 14, PURSUANT TO THE AUTHORITY OF FAR 43.103(b).							
C. THIS SUPPLEMENTAL AGREEMENT IS ENTERED INTO PURSUANT TO AUTHORITY OF:							
OTHER (Specify type of modification and authority)							
E. IMPORTANT: Contractor [] is not, [] is required to sign this document and return _____ copies to the issuing office.							

14. DESCRIPTION OF AMENDMENT/MODIFICATION <i>(Organized by UCF section headings, including solicitation/contract subject matter where feasible.)</i> <p style="text-align: center;">SEE THE FOLLOWING PAGES</p> <p>Except as provided herein, all terms and conditions of the document referenced in Item 9A or 10A, as heretofore changed, remains unchanged and in full force and effect.</p>			
15A. NAME AND TITLE OF SIGNER <i>(Type or print)</i>		16A. NAME OF CONTRACTING OFFICER JACOB R. MOSER	
15B. NAME OF CONTRACTOR/OFFEROR BY _____ <i>(Signature of person authorized to sign)</i>	15C. DATE SIGNED 30-105	16B. UNITED STATES OF AMERICA BY _____ <i>(Signature of Contracting Officer)</i>	16C. DATE SIGNED

NSN 7540-01-152-8070
(REV. 10-83)
PREVIOUS EDITION UNUSABLE

30-105

STANDARD FORM 30

Prescribed by GSA
FAR (48 CFR) 53.243

SPO600-00-R-0048
Amendment 0003
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This amendment is issued to update/add several solicitation provisions as well as delete/update clauses to include Sections B, C, G, H, I, K, L, and M. The amendment updates attachments J01, J02, J03 and J05 and deletes J04. It also incorporates the Department of Labor Wage Rates for Washington DC as Attachment J08. Questions and Answers regarding the Solicitation are provided at Attachment 1.

The following summarizes the changes being made to the solicitation. Please be advised that this summary may not reflect every change. Due to the extent of the revisions being made to the solicitation and to ensure clarity, the original solicitation document is hereby deleted in its entirety and replaced with the document contained in Attachment 2 of this amendment.

See Attached.

- A. Para B.3, change reference to Schedule A to B-1.**
- B. Para B.4, second line, change reference to Schedule A to B-2.**
- C. Para B.5.1, first and second line, change reference to Schedule B-1 to B-2.**
- D. Delete Schedule B-1, and replace with new Schedule B-2 as follows:**

SCHEDULE B-2

Utility Service Payment by the Government

(Installation Name)

CLIN	Utility System			
_____	_____			
Sub-CLINS	SUPPLIES/SERVICES	UNIT	MONTHLY SERVICE CHARGE	TOTAL CONTRACT AMOUNT
AA	Monthly Credit as Payment for Purchase Price. Dollar amount shown shall include all applicable Taxes (see B.5.2.1, <i>Monthly Credit as Payment for Purchase Price</i>). \$_____ amortized over the first _____ months of service at an interest rate that is (specify either of the following) _____ percentage points above or _____ percentage points below the annual interest rate on U.S. Treasury Bonds in effect at the time of award. ^{a,b,c}	MO	\$ (_____)	\$ (_____)
AB	Fixed Monthly Charge (see B.5.2.2, <i>Service Charges</i>) The Contractor shall provide utility service in accordance with Section C, <i>Descriptions, Specifications, and Work Statement</i> . ^{d,e}	MO	\$ _____	\$ _____
AC	Monthly Credit to the Government for Delayed Response Times When Servicing the Utility System. (See B.5.2.3, <i>Monthly Credit to the Government</i>). ^f \$ _____/hour			

^a The Purchase Price (Sub-CLIN AA), interest rate, and amortization period are proposed by the Offeror.

^b The interest rate on U.S. Treasury Bonds (30-years) is as established in the most recent 30-year bond issue prior to the time of award, and published in the Federal Register. (<http://www.federalreserve.gov/releases/H15/update/>)

^c The total contract amount is calculated by multiplying the monthly service charge by number of months over which the purchase price is amortized.

^d The Offeror should enter the Fixed Monthly Charge, as computed in Schedule L-1. Additions to the Fixed Monthly Charge will be handled in accordance with Section H.10 and Schedule L-3, but should not be included in the price offered for Sub-CLIN AB.

^e The total contract amount is calculated by multiplying the monthly service charge by 600.

^f For proposal purposes the Offeror shall propose only a dollar per hour credit to the Government. During contract performance the hours per month will be determined for each month of service and the total monthly credit will be calculated and credited against the monthly invoice.

E. Para B.5.2, remove and replace with new B.5.2 and all subsequent paragraphs.

B.5.2 Service Charges

B.5.2.1 Sub-CLIN AA – Monthly Credit as Payment for the Purchase Price: The purchase price for the system shall be credited to the Government through a monthly credit against the fixed monthly charge. Monthly credits will be calculated by amortizing the purchase price over the number of months and at an annual interest rate proposed by the Offeror. The total contract amount is calculated by multiplying the monthly service charge by number of months over which the purchase price is amortized. After the time period proposed by the Offeror expires, this portion of the monthly fixed payment will be removed from the cash-flow projection.

B.5.2.2 Sub-CLIN AB – Fixed Monthly Charge: A Fixed Monthly Charge shall be paid for utility distribution (or collection) services. The fixed monthly charge will be multiplied by 600 months to reach the total contract cost. The Fixed Monthly Charge shall include all costs associated with the requirements of this contract. Included are the costs for operations and maintenance (including general and administrative costs) and costs for renewals and replacements as calculated in Schedule L-2. Additionally, capital upgrades as defined by paragraphs H.10.1 and H.10.2 and the *Recoverable Portion of the Purchase Price* as defined by paragraph H.10.3, shall be additive to the Fixed Monthly Charge as allowed by paragraph G.3, *Service Charge Adjustment*.

Prices proposed for Sub-CLIN AB identified in Schedule L-1 shall be based on expected price levels during the first two years of operation. The effect of price inflation on costs incurred in years subsequent to the first 2 years of operation will be considered as part of the price redetermination process defined in Paragraph B.6, *Type of Contract – Fixed – Price Contract with Prospective Price Redetermination*.

B.5.2.3 Sub-CLIN AC - Monthly Credit to the Government: The dollar amount shown in Sub-CLIN AC is a credit to the Government for non-performance of contract requirements and standards. The dollar amount shown in Sub-CLIN AC is to credit the Government for actual response times that fail to meet the requirements as set forth in paragraph C.8, *Routine, Urgent, and Emergency Repair Response*. The dollar amount shown is a dollar amount per hour. These credits are for Contractor delays in response to service calls against criteria established in paragraph C.8. The credit will be made to the Government on the next monthly invoice following the response delay.

F. Para C.3.5, add the following to the end of the last paragraph "; if it chooses to have the contractor provide for wastewater treatment, the contractor shall own all effluent at the point of demarcation as identified in the Right-of-way.

G. Para C.5.2.6, delete the entire last paragraph.

H. Para C.11.1, replace as follows:

C.11.1 Responsibility

The Contractor shall be responsible for all required upgrades and renewals and replacements to maintain and operate the utility system(s) in a safe, reliable condition, and to meet the requirements of this contract.

I. Para C.11.2, C11.2.1, C11.2.2 replace as follows:

C.11.2 Capital Upgrades and Renewals and Replacements Plan

The Contractor shall prepare and submit a Capital Upgrades and Renewals and Replacements Plan that identifies capital upgrades and renewals and replacements the Contractor intends to accomplish. The Plan shall contain a list of capital upgrades and renewals and replacements for each of the next five (5) years. The Plan will be revised, updated, and resubmitted each year to cover the next five (5) years. The Plan's first year's upgrade list shall include detailed information including site plans, prices, upgrade schedules, and a construction impact analysis on installation operations, the environment, and safety requirements. For each succeeding year's Plan submittal, upgrades proposed for accomplishment during the first fiscal year (FY) covered by that Plan shall have detailed upgrade information as outlined above. The remaining four (4) years covered by the Plan shall include upgrade lists with upgrade descriptions, prices, order-of-magnitude estimates, and proposed site plans. The Plan will separately identify and distinguish between Renewals and Replacements, Initial Capital Upgrades, and Future Capital Upgrades. (also see Paragraph C11.2.2.1 for Initial Capital Upgrades)

The work detailed in the Capital Upgrades and Renewals and Replacements Plan will be done at the discretion of the Contractor. To the extent that the Contractor performs such work, the amount recoverable shall be as provided in Paragraphs H.10 and B.5.2.

The Administrative Contracting Officer will review and hold discussions, if necessary, regarding plans for installation development that will impact system requirements.

C.11.2.1 Renewals and Replacements

Renewals and replacements are those repair and replacement activities of the Contractor, other than Capital Upgrades and routine operations and maintenance, required to maintain the long-term reliable operation of the utility system; this includes, but is not limited to, scheduled maintenance and replacement of portions of the system as part of a systematic management program.

C.11.2.2 Capital Upgrades

Under no circumstances will the Government pay for capital upgrades that are not demonstrated to provide a useful and necessary benefit to the Government or derived from a change in legally applicable regulatory requirements or standards.

J. Add the following paragraphs C.11.2.2.1 and C11.2.2.2:

C.11.2.2.1 Initial Capital Upgrades

Initial capital upgrades consist of those repair, replacement, and improvement activities of the Contractor required to bring the utility system, as purchased, up to legally applicable regulatory standards or the standards typically maintained by the Contractor on its utility systems so that subsequent renewals and replacements will permit the long-term safe and reliable operation of the utility system. All initial capital upgrades shall be performed within the first five (5) years of this contract. All initial capital upgrades shall be listed in the first submittal of the Capital Upgrades and Renewals and Replacements Plan and will be described, for all five years, in the same detail required for the first year's upgrade list in Paragraph C.11.2.

C.11.2.2.2 Future Capital Upgrades

The Contractor, through the Capital Upgrades and Renewals and Replacements Plan process, can propose upgrades to improve the efficiency of the system or to meet legally applicable regulatory requirements that have changed during the contract term. Capital upgrades may also include the implementation of new technologies. The Government reserves the right to determine at its discretion whether it will pay for any portion of proposed future capital upgrades, other than those required to meet legally applicable regulatory requirements that have changed during the contract term.

K. Para C.12, delete all information at this paragraph and under the Heading C.12 Quality Management Plan, add (See paragraph C.3.2) Subject information has now been moved to section L.6.2

L. Para G.1,G.2, and G.3, replace with the following:

G.1 DFARS 252.201-7000: Contracting Officer's Representative Dec 1991

Contracting Officer's Representative means an individual designated in accordance with subsection 201.602-2 of the Department of Defense Federal Acquisition Regulation Supplement and authorized in writing by the Administrative Contracting Officer to perform specific technical or administrative functions.

If the Administrative Contracting Officer designates a Contracting Officer's Representative, the Contractor will receive a copy of the written designation. It will specify the extent of the Contracting Officer's Representative authority to act on behalf of the Administrative Contracting Officer. The Contracting Officer's Representative is not authorized to make any commitments or changes that will affect price, quality, quantity, delivery, or any other term or condition of the contract.

G.2 Submission and Payment of Invoices

The Government will pay the Contractor for utility service through a Monthly Service Charge (Sub-CLINs AA through AC inclusive). Subject to the provisions for measurement set forth in Section B, utility services will be billed according to the Sub-CLIN items in Schedule B-2 on a monthly basis.

The Contractor shall prepare and send one original invoice and four copies to the Installation for payment by the 25th of each month for the previous month's billing period. Invoices shall be sent to the recipient and address identified in the utility-specific attachments (Section J).

G.3 Service Charge Adjustment

At the request of either party to this contract, and with reasonable cause, the Fixed Monthly Service Charge may be re-negotiated in accordance with B.6, *Type of Contract – Fixed – Price Contract with Prospective Price Redetermination*. This subparagraph applies to the Schedule L-1 components of Sub-CLINs AB included in the Offeror's proposal only. However, neither party shall request a change to Sub-CLIN AB to become effective sooner than 2 years from the date of award in accordance with Paragraph B.6.

For future capital upgrades resulting from changed service requirements, at the request of either party to this contract, and with reasonable cause, the Fixed Monthly Charge may be re-negotiated, at any time, in accordance with Paragraph H-10.

Any changes to charges, terms, or conditions as a result of negotiations shall be made part of this contract by the issuance of a bilateral contract modification. The failure of the parties to agree upon any change after a reasonable period of time shall be a dispute under the Disputes clause of this contract.

M. Add the following new paragraphs after para H.9:

H.10 Accounting for Capital Upgrades/Purchase Price

H.10.1 Initial Capital Upgrades (ref. Paragraph C.11.2.2.1)

The price of each initial capital upgrade proposed by the offeror in Schedule L-3 of the Price Proposal will be added to the Fixed Monthly Charge, for the number of months indicated, when the upgrade is put in useful service. The Fixed Monthly Charge is the monthly service charge for the relevant utility system (the utility system of which the upgrade is a part) stated in Schedule B-2.

The price for each initial capital upgrade is fixed and is not subject to renegotiation under Clause I.7.1. The price for each upgrade will be amortized at the term and interest rate proposed by the offeror in Schedule L-3 of the Price Proposal. With every monthly invoice that includes a request for payment for a capital upgrade identified in Schedule L-3, the Contractor shall submit an amortization schedule. The amortization schedule shall specify for each upgrade the additional monthly payment to be included in the Fixed Monthly Charge, the number of the payment (of the total payments required), the applicable interest rate and the remaining principal.

H.10.2 Future Capital Upgrades (ref. C.11.2.2.2)

Future capital upgrades for which the Government agrees to pay in accordance with Paragraph C11.2.2.2 will be added to the Fixed Monthly Charge for the number of months agreed upon when the upgrade is put in useful service. With every monthly invoice that includes a request for payment for such an upgrade, the contractor will include an amortization schedule. The amortization schedule shall specify for each upgrade the additional monthly payment included in the Fixed Monthly Charge, the number of the payment (of the total payments required), the applicable interest rate and the remaining principal.

H.10.3 Recoverable Portion of the Purchase Price

The recoverable portion of the utility system purchase price will be added to the Fixed Monthly Charge for the relevant utility system. The recoverable portion of the purchase price will be amortized at the term and interest rate proposed by the offeror in Schedule L-3. With every monthly invoice that includes a request for payment of the recoverable portion of the purchase price, the contractor shall submit an amortization schedule which shall specify the additional monthly payment included in the Fixed Monthly Charge, the number of the payment (of the total payments required), the applicable interest rate and the remaining principal.

- N. Para I.2, delete FAR Clause 52.217-2, FAR Clause 52.226-1, change the date from May 1999 to June 2000, FAR Clause 52.204-4 change date to Aug 2000, 52.243-1 change date to Aug 87.
- O. Para I.3 DFARS Clause 252.204-7004, change the date from Mar 1998 to Mar 2000, 252.247-7023 change the date from Nov 1995 to Mar 2000.
- P. Para I.5 Non-Regulated Utility Clause 52.230-6, change the date from Apr 1996 to Nov 1999.
- Q. Para 1.7.1, delete User Notes under heading and line 8.
- R. Section K, FAR Clause 52.219-1/I/II Small Business program Representations (ALT I/II) (May 1999), add the following business size standards: Electric, 4 million megawatt hours, water and wastewater, \$5.0 million.
- S. Section K, FAR Clause 52.219-22, change date to read (Oct 1999), 52.222-21, delete clause in its entirety.
- T. Para L.1, Solicitation Provisions Incorporated by Reference, Clause 52.215-1, change date to Feb 2000.
- U. Para L.2.3, delete all information at this section and annotate as "Reserved"
- V. Add the following provision at L.2.5

L.2.5 Other Requirements

In order to evaluate the technical proposals strictly on the merits of the material submitted, no contractual price information shall be included in the technical proposals. Proposals shall comply with the requirements of provision L.4, Proposal Preparation Instructions - General. The Offeror's proposal, in part or whole, may be incorporated and made part of any resultant contract.

W. Para L.6 and all subsequent paragraphs in this section, remove and replace with the following:

L.6 Proposal Preparation Instructions – Volume I: Technical Proposal

The Technical Proposal Volume should be specific and complete. A separate Volume I must be submitted for each type (electric, natural gas, water, wastewater, and heating and cooling) of utility system included in the proposal. Separate proposals are not required for like utility systems between Installations (e.g. only one Volume I is required if the Offeror is offering one type of utility system at multiple Installations). In order to evaluate the

technical proposals strictly on the merits of the material submitted, no contractual price information shall be included in the technical proposals.

The technical proposal shall describe the Contractor's capability to provide the level of utility service required by this contract. It should be specific and complete in every detail. Proposals that merely offer to provide service in accordance with Section C, *Description/Specifications/Work Statement*, will be considered technically unacceptable and will not be considered further.

The Offerors must submit a definitive proposal to achieve the end results that are set forth in the Government's requirements. The technical proposal shall be prepared to specifically address the Mission Capability subfactors.

The Mission Capability subfactors are:

1. Service Interruption/Contingency Plan
2. Quality Management Plan
3. Capital Upgrades and Renewals and Replacements Plan
4. Operational Transition Plan
5. Financial Capability

L.6.1 Subfactor 1: Service Interruption/Contingency Plan

Offeror shall submit a Service Interruption/Contingency Plan IAW Provision M.4, *Evaluation Factors and Subfactors* and sufficient to meet the applicable requirements of Section C, *Description/Specifications/Work Statement*, paragraph C.7, *Service Interruption/Contingency Plan* and C.8, *Routine, Urgent, and Emergency Repair Response*.

The Service Interruption/Contingency Plan shall describe in detail the following:

- Cause of interruption
- Detailed contingency plan of action (including Government notifications)
- Estimated time for reestablishment of temporary service
- Estimated time for reestablishment of permanent service

L.6.2 Subfactor 2: Quality Management Plan

The Contractor shall prepare and submit to the Contracting Officer a comprehensive Quality Management Plan (QMP). The QMP shall identify the performance standards and/or specifications that the Contractor will comply with for construction, operation, maintenance, management, environmental, and safety. At a minimum

the QMP shall address all applicable federal, state, interstate, and local laws/regulations, the most current version of any base-specific requirements defined in the utility-specific attachments (Section J), and best engineering and management practices consistent with the following:

1. Electric distribution system(s): National Electric Safety Code (American National Standards Institute (ANSI)-C2), National Electrical Manufacturers Association (NEMA), National Electric Code (NFPA-70), and current reference materials published by the Institute of Electrical and Electronic Engineers (IEEE), the Illuminating Engineering Society (IES), and the Insulated Cable Engineers Association (ICEA).
2. Natural gas distribution system(s): Code of Federal Regulations (CFR), Title 49 Parts 190, 191, 192 and 199 and the *DOT Guidance Manual for Operators of Small Natural Gas Systems*.
3. Water distribution and wastewater collection system(s): The most recent edition of reference materials published by the American Water Works Association (AWWA), Water Environment Federation (WEF), American Society of Civil Engineers (ASCE), National Fire Protection Association (NFPA), and Factory Mutual Global.

The QMP shall also define, in detail, the Contractor's operations and maintenance policies and procedures that implement all defined standards. The QMP shall ensure contract requirements are met and that the system is being operated and maintained in a manner consistent with its long-term ability to provide reliable, cost-effective, and compliant service. The Contractor shall also modify its service practices as needed to accommodate changes in legal requirements or industry standards.

Specifically, the QMP shall establish the Contractor's approach to quality service, to include, but not limited to, the following:

- Service Standards: The QMP shall define and address implementing procedures for the performance standards and/or specifications that the Contractor will comply with to meet the criteria listed in Table L-1 below. The QMP shall also address implementing procedures for the standards that are specifically defined elsewhere in the statement of work.
- Staffing Plan.
- Quality Awards and Certificates.
- A quality philosophy based on accepted management practice to facilitate continuous improvements.
- A proven system of inspections or other quality assessment procedures and techniques, procedures, and performance metrics and standards to be used to assess and improve the quality and cost of contract work by identifying, reporting, and correcting deficiencies and preventing reoccurrence.

- Environmental compliance (wastewater systems only). This plan shall clearly define all interface points and responsibilities for transferring materials from the wastewater system between the Government, Contractor, disposal facilities, and any regulatory bodies.
- For wastewater treatment systems, the QMP shall include an environmental compliance plan that defines all interface points and responsibilities for transferring (wastewater) between the Government and Contractor facilities.
- The QMP shall also address detailed plans for providing certification/upgrade and proficiency training for military personnel, if required, in accordance with Paragraph C.14.
- Specialty skills training (if required)

TABLE L-1
Service Standards Criteria

Water System	Wastewater System	Gas System	Electric System
Quality	Effluent Quality	Quality	Quality
Reliability	Reliability	Reliability	Reliability
Recurring and Preventative Maintenance	Recurring and Preventative Maintenance	Recurring and Preventative Maintenance	Recurring and Preventative Maintenance
Sampling/ Analysis	Sampling/ Analysis	(Left Blank)	Availability
Maintaining System Pressure	Permitting	Maintaining System Pressure	Voltage Regulation
Demand and Distribution Capacity	Demand and Collection Capacity	Demand and Distribution Capacity	Demand and Distribution Capacity
Water Storage Requirements	Pre-Treatment Requirements	Relighting Appliances	Limitation of Fault Current
Fire Flow Capacity/ Duration	(Left Blank)	(Left Blank)	(Left Blank)
Corrosion Control (To Include Cathodic Protection)	Corrosion Control (To Include Cathodic Protection)	Corrosion Control	Corrosion Control
Minimization of Leaks and Losses	(Left Blank)	Cathodic Protection	Lightning Protection and Harmonics Problems

Water System	Wastewater System	Gas System	Electric System
Minimization of Water Use	Minimization of Inflow and Infiltration	Minimization of Leaks and Losses	Minimization of System Losses and Power Factor Corrections
Safety of Government Personnel & Property	Safety of Government Personnel and Property	Safety of Government Personnel and Property	Safety of Government Personnel and Property
Service Connection Standards and Specifications	Service Connection Standards and Specifications	Service Connection Standards and Specifications	Service Connection Standards and Specifications
Exterior Backflow Prevention	Blockages and Cross Connections	Leak Surveys	New Construction Standards
Water and Sewer Line Separation	Water and Sewer Line Separation	(Left Blank)	Commissioning Standards
New Construction Standards	New Construction Standards	New Construction Standards	Color Identification and Markings
Commissioning Standards	Commissioning Standards	Commissioning Standards	System Inspections
Color Identification and Markings	Color Identification and Markings	Color Identification and Markings	Meter and Equipment Calibration
System Inspections	System Inspections	System Inspections	Service Interruption Frequency
Meter and Equipment Calibration	Meter and Equipment Calibration	Meter and Equipment Calibration	Operating Permits
Service Interruption Frequency	Service Interruption Frequency	Service Interruption Frequency	Employee Certifications
Operating Permits	Operating Permits	Operating Permits	
Employee Certifications	Employee Certifications	Employee Certifications	

Offeror may describe any quality awards or certifications that indicate the Offeror possesses a high-quality process for providing required services. Such awards or certifications include, for example, the Malcolm Baldrige Quality Award, other government quality awards, and private sector awards or certifications.

L.6.3 Subfactor 3: Capital Upgrades and Renewals and Replacements Plan

Offeror shall submit a Capital Upgrades and Renewals and Replacements Plan IAW Provision M.4, *Discussion of Factors and Subfactors*, and sufficient supporting information to meet the applicable requirements of Section C, *Description/Specifications/Work Statement*, paragraph C.11.2, *Capital Upgrades and Renewals and Replacements Plan* and C.13, *Transition Plan*. The Capital Upgrades and Renewals and Replacements Plan shall describe in detail the purpose, scope, and benefit of the initial

capital upgrades and provide a detailed description of the Contractor's philosophy towards long-term capital renewals and upgrades. To include, as a minimum, the following:

1. Detailed description of all proposed initial capital upgrades and initial renewals and replacements to the utility system. A time phase plan for implementing proposed capital upgrades and initial renewals and replacements shall be included. (Costs associated with initial upgrades and initial renewals and replacements shall be included in Schedule L-3.)
2. Conceptual methodology that will be used for scheduling renewals and replacements for the duration of the contract to ensure long-term efficient level of service. (Cost associated with continuing renewals and replacements shall be included in Schedule L-2.)
3. Detailed description for adding or removing any Government-identified connection or disconnections.
4. Identification, justification, and detailed description of any Contractor-recommended additional upgrades and/or improvements to increase the efficiency of system operations.
5. As applicable, conceptual plans for, including methods for monitoring the effectiveness of, energy efficiencies and conservation upgrades for purposes as defined in paragraph C.3.4, *Energy and Water Efficiencies and Conservation*.

L.6.4 Subfactor 4: Operational Transition Plan

The Offeror shall submit an Operational Transition Plan IAW Provision M.4, *Evaluation Factors and Subfactors* and sufficient supporting information to meet the requirements of Section C, *Description/Specifications/Work Statement*, paragraph C.13, *Transition Plan*. The transition plan shall propose an adequate time-phased turnover of the facilities, equipment, permits, operation and maintenance, and other responsibilities to include any new construction, installation of meters required for utility billing, turnover of meter readings and billing responsibilities, and the process for evaluating existing employees for employment.

L.6.5 Subfactor 5: Financial Capability

Offeror shall submit documentation of financial capabilities IAW Provision M.4, *Evaluation Factors and Subfactors*. Financial capability shall demonstrate that the Offeror is in sound financial condition and has the ability to secure the necessary financing to meet the financial and capital requirements of the utility system both now and in the future. At a minimum, the Offeror shall submit the following criteria for the past five years; Interest Coverage, Funds from Operation (FFO) to Interest Ratio, FFO to Total Debt Percentage, Total Debt to Total Capital Ratio (Debt Ratio), and Disaster Recovery Ratio (DRR), in order to accurately characterize the Offeror's financial condition.

X. Replace para L.8.2, as follows:

L.8.2 Exceptions to Terms and Conditions

The Government will accept alternate proposals. An example of an alternate proposal would be an instance where there is no wastewater treatment plant for sale and the Offeror submits an alternate proposal to include wastewater treatment. Exceptions taken to terms and conditions of the RFP shall be clearly identified. Each exception shall be specifically related to each paragraph and/or specific part of the RFP to which the exception is taken. Provide

rationale in support of the exception and fully explain its impact, if any, on the performance, schedule, cost, and specific requirements of the RFP. Exceptions are not allowed to the Bill of Sale or the Right-of-Way.

This information shall be provided in the format and content of the table below. Unless included in this volume, no exceptions to terms and conditions will be assumed.

RFP EXCEPTIONS

RFP Document	Paragraph/ Page	Requirement/ Portion	Rationale
SOW, RFP Model Contract, etc.	Applicable page and paragraph numbers	Identify the requirement or portion to which exception is taken	Justify why the requirement will not be met or discuss reasons why not meeting the Government's terms and conditions might be advantageous to the Government

Y. Replace Para L.8.3.4 with the following:

L.8.3.4 Socioeconomic Plan

Offerors shall submit a plan that demonstrates their commitment to providing subcontracting opportunities to small businesses and historically black colleges or universities and minority institutions. All offerors regardless of business size are required to provide socioeconomic commitment. Small businesses will be credited for the dollar value/percentage of the work they perform as if the work were subcontracted to a small business concern. Work performed by a small business in house shall be identified in the socioeconomic plan.

SOCIOECONOMIC PLAN: In addition to any subcontracting plan required by Clause 52.219-9 describe the extent of participation of small businesses and historically black colleges or universities and minority institutions in performance of the contract whether as a joint venture, teaming arrangement, or subcontractor. As part of this description the offeror shall:

1. A description of the efforts the company will make to assure that small businesses, Historically Black Colleges/Universities or Minority Institutions (HBCUs/Mis), and/or HUBZone small business concerns will have equal opportunity to compete for subcontracts under any resulting contract.
2. A description of the offeror's current and planned proposed range for services, supplies, and any other support that will be provided by small businesses, Historically Black Colleges/Universities or Minority Institutions (HBCUs/Mis), and/or HUBZone small business concerns.
3. The specific names of subcontractors to the extent they are known.

4. A description of any future plans the company has for developing additional subcontracting opportunities for small businesses, Historically Black Colleges/Universities or Minority Institutions (HBCUs/Mis), and/or HUBZone business concerns during the contract period.
5. Identification of the portion of the offeror's proposal, as a percentage of dollars, that will be subcontracted to small businesses, Historically Black Colleges/Universities or Minority Institutions (HBCUs/Mis), and/or HUBZone small business concerns.
6. The type of performance data the offeror would accumulate and provide to the Contracting officer regarding your support of small businesses, Historically Black Colleges/Universities or Minority Institutions (HBCUs/Mis), and /or HUBZone small business concerns during the period of contract performance.
7. The name and title of the individual principally responsible for ensuring company support to such firms.

Z. Para L.9.6, replace with the following:

L.9.6 Detailed Instructions for Price Proposal

Table of Contents

The Price volume shall be prefaced by a Table of Contents and shall specify, by page number, the location of information requested in these instructions.

Section 1 - Schedule B-2

Include a completed copy of the RFP Schedule B-2, for each utility system included in the proposal.

Section 2 -- Cost Proposal, Introduction, and Pricing Assumptions

Discuss the pricing methodology used to develop offered prices. The discussion of pricing methodology must explicitly show the offeror's calculation of each Sub-CLIN. Assumptions regarding price inflation in the first two years of operation and their effect on cost of service for each Sub-CLIN must be explicitly described. This information shall be provided in a separate Schedule L-1 for each utility system included in the proposal.

The Offeror shall provide the breakdown of their proposed Fixed Monthly Charge proposed in Schedule B-2. In particular the Offeror shall differentiate between the operation and maintenance costs and renewals and replacements. This information shall be provided in a separate Schedule L-1 for each utility system included in the proposal.

Schedule L-1 - Calculation of Fixed Monthly Charge

Component	Monthly Charge
1. Operations and Maintenance (O&M)	
2. Renewals and Replacements	
Total Fixed Monthly Charge (to be entered in Sub-CLIN AB)	

Operations and Maintenance

Operations and maintenance costs are those costs associated with the day-to-day operation of the utility system and scheduled preventative and predictive maintenance. Typical cost categories might include, but are not limited to, all labor (direct and indirect), materials and procurement costs, insurance, equipment, general and administrative, and overhead costs.

Renewals and Replacements

To calculate the renewals and replacements the Offeror shall establish a 50-year schedule for renewals and replacements of major system components given the information available in this solicitation, technical library, through site visits, and other pertinent information. The 50-year schedule for renewals and replacements shall be established as shown in Schedule L-2. A separate Schedule L-2 shall be provided for each utility system included in the proposal. The Offeror shall clearly establish a direct correlation between the 50-year schedule for renewals and replacements and the renewals and replacements component of the Fixed Monthly Charge presented in Schedule L-1. If the correlation includes a residual value at the end of the 50-year schedule, the Offeror shall clearly demonstrate the basis for the residual value.

SCHEDULE L-2
RENEWALS AND REPLACEMENTS SCHEDULE
50-Year Schedule

<u>Year</u>	<u>Dollar Amount</u>	<u>Description of Renewal or Replacement</u>
2001		
2002		
2003		
2004		
2005		
200X		
200X+1		
2048		
2049		
2050		

Capital Upgrades and Recoverable Portion of the Purchase Price

The Offeror shall provide cost information for capital upgrades listed in the Capital Upgrades and Renewals and Replacements Plan provided in their proposal in accordance with C.11.2, *Capital Upgrades and Renewals and Replacements Plan*. Information to support the price proposed for capital upgrades shall include total upgrade price, estimated completion date, number of months the price will be amortized, and the interest rate proposed by the Offeror. This information should be provided in Schedule L-3.

The recoverable portion of the purchase price is the portion of the purchase proposed for recovery by the Offeror. The dollar amount proposed must be between zero and 100 percent of the purchase price offered in Schedule B-2. The proposed portion of the purchase price shall be amortized over the number of months and interest rate proposed by the Offeror. After the time period proposed by the Offeror expires, this portion of the monthly fixed payment will be removed from the cash-flow projection. This information should be provided in Schedule L-3.

A separate Schedule L-3 shall be provided for each utility system included in the proposal.

Schedule L-3 - Additions to the Fixed Monthly Charge

Component Name	Component Cost	Interest Rate	Month of Project is Complete and Monthly Charge Begins	Number of Months to Amortize Component	Monthly Charge
1. Capital Upgrades					
Project 1					
Project 2					
Project n					
2. Recoverable Portion of Purchase Price			NA		

Section 3 -- General Estimating Methodology

Summarize your standard estimating system or method as it pertains to this acquisition.

The Government is asking for *prime contractor* fully loaded rates (subcontracts have been removed). However, in the event that the Offeror has an official teaming arrangement or interdivisional effort, the proposed rates shall reflect that.

For unregulated companies: State whether or not your Disclosure Statement has been determined adequate by the cognizant Government ACO. If determined adequate, provide date of approval. Identify any outstanding Cost Accounting Standards (CAS) violations; provide status/action being taken. If exempted from submitting a CAS Disclosure Statement so state, and identify the reason for the exemption.

Section 4 -- Cost Risk Assessment

Submit a risk analysis that identifies cost risk areas and the recommended management approach to mitigating/controlling the impact of those cost risks on the overall success of the program. Use the sample format below:

Cost Risk Area	Mitigation
Explain the risk element	Explain plans to mitigate

AA. Para M.3.1, at the end of the paragraph, add the following: "In addition, the Government must be confident that any otherwise qualified award will also result in adequate long-term performance by the contractor or the Government may choose to make no award at all."

BB. Replace paragraphs M.3.2, M.4.2.2, M.4.2.3, and M.4.2.5 with the following:

M.3.2 Contract Award

Subject to paragraph M.3.1, *Procedure*, a contract will be awarded to the Offeror who is deemed responsible in accordance with FAR 9.1, whose proposal conforms to the solicitation requirements, such as terms and conditions (see L.8.2), representations and certifications, and technical requirements and is judged to represent the best value to the Government. The best value is demonstrated by the Offeror providing the technical, management, and cost/financial capabilities necessary to fulfill the requirements of the contract by assuming total ownership of the Government's utility system. The best value is judged by an integrated assessment of the Evaluation Factors and Subfactors listed below to be the most advantageous to the Government.

The evaluation factors provide the baseline or required minimums (thresholds) for performance but not any desirables (objectives). Any features that enhance performance shall be considered in the best value determination. Subjective judgment on the part of the Government is implicit in the source-selection process. The Government shall also consider how well the Offeror complies with Section L instructions when evaluating an Offeror's capability. For a proposal to result in an awardable contract, the proposal shall meet all technical requirements and conform to all required terms and conditions, to include all required certifications, and meets the requirements of 10 USC § 2688.

M.4.2.2 Subfactor 2: Quality Management Plan

Offeror's proposed Quality Management Plan will be evaluated to assess the following:

1. How well the Offeror's implementation procedures meet their proposed performance standards and/or specifications.
2. The Offeror's policies and procedures for operation and maintenance of the system.
3. Receipt of widely recognized quality awards or certifications.
4. Demonstration of the Offeror's Quality Philosophy to include a clear process for obtaining customer feedback and the ability to translate that feedback to appropriate process improvements.
5. Proposed Staffing Plan, which clearly defines the qualifications of each staff position for the operation of the utility system. The staffing plan shall also identify training and certifications required for each staff position and the Contractor's approach to ensuring personnel are current in training and certifications.
6. Proposed system of performance metrics, inspections, and record keeping.
7. Ability of the offeror to provide a comprehensive Environmental Compliance Plan (only applicable to wastewater systems) from waste generation through waste discharge or disposal.
8. Proposed plans for providing certification/upgrade and proficiency training for military personnel, if required, in accordance with Paragraph C.14.

To meet the minimum requirement of this subfactor, the Offeror must define appropriate standards and/or specifications for day-to-day operations and maintenance, proposes a formal program that makes quality an integral part of daily work, establishes a process to use performance metrics for continuous improvement, and, as applicable for wastewater systems, defines procedures for environmental compliance.

M.4.2.3 Subfactor 3: Capital Upgrades and Renewals and Replacements Plan

The adequacy of offerors proposed Capital Upgrades and Renewals and Replacements Plan will be evaluated to assess how well it satisfies applicable provisions of Section C, *Description / Specifications/ Work Statement*, paragraph C.11.2, *Capital Upgrades and Renewals and Replacements Plan* and C.13, *Transition Plan*. The plan will be evaluated for the proposed means and methods for ensuring a long-term efficient system.

M.4.2.5 Subfactor 5: Financial Capability

Offerors shall describe in detail their capability to finance the utility system purchase price, CIAC tax payment and capitalization principal, renewals and replacements, and upgrades. At a minimum, the Offeror shall submit the following criteria for the past five years; Interest Coverage, Funds from Operation (FFO) to Interest Ratio, FFO to Total Debt Percentage, Total Debt to Total Capital Ratio (Debt Ratio), and Disaster Recovery Ratio (DRR), in order to accurately characterize the Offeror's financial condition. Failure to supply this information is sufficient to disqualify a proposal from further consideration.

The Offeror's financial capability will be evaluated for stability and adequacy to meet the long-term capital and cash needs to own, operate, and maintain the utility system(s). This is to be reflected in documented evidence that the Offeror is in sound financial condition and has the ability to secure the necessary financing to meet the financial and capital requirements needs of the utility system both now and in the future.

CC. Replace para M.4.5 with the following:

M.4.5 Socioeconomic Plan

The Socioeconomic Plan will be evaluated based on the extent to which an Offeror's proposal demonstrates the commitment to use, in performance of the offered requirements, Small Businesses, Historically Black Colleges/Universities or Minority Institutions (HBCUs/MIs), and/or HUBZone Small business concerns.

DD. Replace para M.4.6 with the following:

M.4.6 Price

The total evaluated price will not be rated or scored, but will be a consideration in the final source-selection decision. The total evaluated price (Schedules B-2 and L-3) will be the net present value of the stream of monthly payments the Government is expected to make to the Contractor over the 50-year contract period. Each monthly payment will be calculated by crediting the total monthly payment (the Fixed Monthly Charge including applicable capital upgrades and initial renewals and replacements and the recoverable portion of the purchase price expressed in Schedule L-3) by the extended purchase

price Sub-CLIN AA. Present values will be calculated using the discount rate specified in Appendix C of OMB Circular A-94 (current issue at the time proposals are due). The price proposal shall comply with the provision L.9.6, *Detailed Instructions for Price Proposal*.

EE. Add new paragraphs M.4.6.1, M.4.6.2, and M.4.6.3 as follows:

M.4.6.1 Price Realism

The price factor will be evaluated for reasonableness and realism in accordance with FAR Part 15. Realism will be based on an evaluation of the cost information provided in support of the offered price to determine if the costs reflect a clear understanding of the requirements; are consistent with the various elements of the offer's technical proposal; are not unbalanced; and are neither excessive nor insufficient for the effort to be accomplished. Reasonableness will be determined based on prices submitted by the competition, current market conditions, and comparison to the estimate of the cost of Government ownership, as appropriate.

M.4.6.2 Accounting System

The Offeror's proposed accounting system will be evaluated for acceptability.

M.4.6.3 Comparison of Offered Prices with the Government Estimate

In accordance with 10 USC 2688, authority to privatize a utility system is subject to the action being in the long-term economic interest of the Government. Further, the authority requires that the action reduce the long-term cost to the

Government. To determine whether that criteria is met, the Government will use the CLIN data in Schedule B-2 and information provided in the price proposal, per section L.9, to develop a projected 50-year cash flow associated with the Offeror's proposal.

The Government will prepare a cash flow projection of its net costs under two scenarios: 1.) continuation of the status quo and 2.) privatized service provided under the prices submitted in Sections B and Section L. In preparing these cash flow projections, it will be assumed that the Air Force's operating and capital costs will be subject to price inflation. Similarly, it will be assumed that base costs from Schedule L-1 included in Sub-CLIN AB will also be adjusted according to cumulative price inflation incurred at every scheduled year of price redetermination. However, costs included in Sub-CLIN AB from Schedule L-3 will not be adjusted for price inflation. The respective 50-year cash flow forecasts will be used in a life cycle cost analysis to determine the Air Force's net long term costs for each of the two alternatives. In conducting the life-cycle cost analysis, the present value of each cash flow will be calculated at the discount rate specified in Appendix C of the Office of Management and Budget (OMB) Circular A-94 that is current at the time proposals requested herein are due. The present value of the status quo scenario will be compared to the present value of the privatized scenario to determine if long term costs to the Government would be reduced. In accordance with 10 USC § 2688, authority to privatize a utility system is subject to the action being in the long-term economic interest of the Government. To determine whether that criteria is met, the Government will use the CLIN data in Schedule B-2 and information provided in the price proposal, per Paragraph L.9, to develop a projected 50-year cash flow.

The present value of the projected cash flow will be calculated and compared to the present value estimate for a 50-year cash flow for Government ownership and operations and maintenance. Present values will be calculated at the discount rate specified in Appendix C of the Office of Management and Budget (OMB) Circular A-94 that is current at the time proposals requested herein are due.

Schedule B-2

Each Sub-CLIN will be extended according to the following to arrive at an annual value:

Sub-CLIN AA – Monthly Credit as Payment for Purchase Price: (Amortization of the purchase price calculated as a monthly credit against the Fixed Monthly Charge of the utility service). Monthly amortization values will be calculated for the time period and at the annual interest rate proposed by the Offeror.

The monthly rate will be multiplied by 12 months to reach the annual cost. After the time period proposed by the Offeror expires, this portion of the monthly fixed rate will be removed from the cash-flow projection.

Sub-CLIN AB – Fixed Monthly Charge: The Fixed Monthly Charge will be multiplied by 12 months to reach the annual cost. The annual Fixed Monthly Charge will be included in each year of the cash-flow projection. For the 50 year projected cash flow, the capital upgrade costs listed in the price proposal (Schedule L-3) will be added to the Fixed Monthly Charge in Schedule B-2 when the estimated completion date of the upgrade occurs and will be removed after the number of months proposed elapses. The recoverable portion of the purchase price listed in the price proposal (Schedule L-3) will be added to the Fixed Monthly Charge in Schedule B-2 for the number of months proposed by the offeror.

Sub-CLIN AC - Credit to the Government: Credits will be evaluated for reasonableness and realism.

FF. Attachment J1-1, page J1-4, add the following to the table 4:

1	Infrastructure Master Plan	Copy of the chapter on the electrical distribution system, August 1998	Hard Copy
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Page J1-5 Table 5, delete Bldg 3 and all references to this Bldg. Table 6, Bldg 18 add two asterisks ** after the word "plant" and add the following footnote below the chart:

** Not sure whether there can be separated easily, figure on four (4) meters - one (1) each on the three (3) transformers inside building 18, and one on the 120v/208v transformers on Brookley Avenue.

Page J1-9, para J1-10, change para to read as follows:

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Electrical System Bolling AFB

Location	Description
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None.

Page J1-9, add para J1.11 as follows:

J1.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the BOLLING AFB electric distribution system. If the system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8
System Improvement Projects
Electrical System Bolling AFB

Project Location	Project Description
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4505	Correct undersized CT's at switching station 4505
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Refer to Bolling Air Force Base Infrastructure Master Plan for additional information

GG. Attachment J-2, Page J2-1, para J2.2.1.1, second sentence change the word six to seven, page J2-6, change para J2.10 to read as follows:

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer.

TABLE 7

Service Connections and Disconnections
Water System Bolling AFB

Location	Description
None.	

Attachment J-2, page J2-7, add the following para J2.11:

J2.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Bolling AFB water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 8

System Deficiencies
Water System Bolling AFB

The system is not capable of providing fire protection flow of 1,500 gpm with 20 psi residual pressure for the following areas of the Base. (For specific locations refer to: Infrastructure Master Plan, August 1998- chapter on the potable water system):

Project Location	Project Description
Wright Circle	Improve flow of water for fire protection
McGuire Avenue to Giovanolli Street	Improve flow of water for fire protection
6-inch main north of Building 2482	Improve flow of water for fire protection
March Circle	Improve flow of water for fire protection
Scott Circle	Improve flow of water for fire protection
Eglin Way	Improve flow of water for fire protection
Westover Avenue south of Tyndall Street	Improve flow of water for fire protection
Patrick Circle	Improve flow of water for fire protection
Duncan Avenue between Angell Street and Tyndall Street	Improve flow of water for fire protection
Tyndall Street	Improve flow of water for fire protection
Theisen Street	Improve flow of water for fire protection

6-inch lateral west of Improve flow of water for fire protection
building 1301, Dining Hall

Refer to Bolling Air Force Base Infrastructure Master Plan for additional information

HH. Attachment J-3, Page J3-2, replace Table 1, with new Table 1 below:

TABLE 1
Fixed Inventory
Wastewater Utility System Bolling AFB

Item	Size	Quantity	Unit	Approximate Year of Construction
<i>ACP Pipe</i>	<i>6 inch</i>	<i>5,877</i>	<i>LF</i>	<i>1975</i>
<i>ACP Pipe</i>	<i>8 inch</i>	<i>38,370</i>	<i>LF</i>	<i>1975</i>
<i>ACP Pipe</i>	<i>10 inch</i>	<i>1,324</i>	<i>LF</i>	<i>1975</i>
<i>ACP Pipe</i>	<i>12 inch</i>	<i>3,843</i>	<i>LF</i>	<i>1975</i>
<i>ACP Pipe</i>	<i>15 inch</i>	<i>1,265</i>	<i>LF</i>	<i>1975</i>
<i>Cast Iron Pipe</i>	<i>4 inch</i>	<i>483</i>	<i>LF</i>	<i>1995</i>
<i>Cast Iron Pipe</i>	<i>8 inch</i>	<i>160</i>	<i>LF</i>	<i>1995</i>
<i>Ductile Iron Pipe</i>	<i>6 inch</i>	<i>105</i>	<i>LF</i>	<i>1940</i>
<i>Ductile Iron Pipe</i>	<i>8 inch</i>	<i>1,155</i>	<i>LF</i>	<i>1940</i>
<i>Ductile Iron Pipe</i>	<i>10 inch</i>	<i>192</i>	<i>LF</i>	<i>1940</i>
<i>PVC Pipe</i>	<i>4 inch</i>	<i>13,001</i>	<i>LF</i>	<i>1975 – 1995</i>
<i>PVC Pipe</i>	<i>6 inch</i>	<i>70</i>	<i>LF</i>	<i>1975 – 1995</i>
<i>PVC Pipe</i>	<i>8 inch</i>	<i>6,145</i>	<i>LF</i>	<i>1975 – 1995</i>
<i>Vitrified Clay Pipe</i>	<i>6 inch</i>	<i>10,466</i>	<i>LF</i>	<i>1970</i>
<i>Vitrified Clay Pipe</i>	<i>8 inch</i>	<i>12,035</i>	<i>LF</i>	<i>1970</i>
<i>Vitrified Clay Pipe</i>	<i>12 inch</i>	<i>263</i>	<i>LF</i>	<i>1970</i>
<i>Vitrified Clay Pipe</i>	<i>15 inch</i>	<i>792</i>	<i>LF</i>	<i>1970</i>
<i>Vitrified Clay Pipe</i>	<i>16 inch</i>	<i>715</i>	<i>LF</i>	<i>1970</i>
<i>Steel Pipe</i>	<i>6 inch</i>	<i>74</i>	<i>LF</i>	<i>1940</i>
<i>Standard Sanitary Sewer Manhole, 12 ft deep</i>	<i>5 ft. I.D.</i>	<i>116</i>	<i>EA</i>	<i>1940 – 1995</i>
<i>Standard Sanitary Sewer Manhole, 12 ft deep</i>	<i>4 ft I. D.</i>	<i>233</i>	<i>EA</i>	<i>1940 – 1995</i>
<i>Wastewater Lift/Pump Station at building 6000</i>	<i>3315 gpm (total for all four pumps)</i>	<i>4 Pumps</i> <i>2 - 15 HP, 1500 gpm each, 1 – 5 HP, 350 gpm, and one 1/3 HP, 15 gpm sump pump</i>	<i>One Station</i>	<i>1982</i>

Wastewater Lift/Pump Station at the Marina	1490 gpm (total for three pumps)	3 pumps – 2 – 10 HP, 725 gpm each, - 1 1/3HP, 40 gpm sump pump	One Station	1997
Wastewater Lift/Pump Station at the Post Office	300 gpm	1 pump – 5 HP, 300 gpm, 4” discharge	One Station	1993
RPIE Emergency Generators for Sewage Equipment	None			
Wastewater Treatment Facility	None			

ACP = Asbestos Concrete Pipe
PVC = Polyvinyl Chloride
LF = Linear Feet
EA = Each

Attachment J3, page J3-4, add the following to the table 4:

1	Sanitary Sewer Main Study	Project BXUR 92-1221, March 7, 1997	Hard Copy
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Attachment J3, Page J3-5, New Secondary Metering, Wastewater System Bolling AFB, add the following to the table:

Wastewater Lift/Pump Station at the Post Office	Electric Meter - KWH
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Attachment J3, page J3-6, replace para J3.10 as follows:

IAW Clause C.13, Transition Plan, **Table 5** lists service connections and disconnections required upon transfer.

TABLE 5
Service Connections and Disconnections
Wastewater System Bolling AFB

Location	Description
None	

Attachment J3, page J3-6, add the following para J3.11:

J3.11 Government Recognized System Deficiencies

Table 6 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Bolling AFB wastewater system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 6
System Deficiencies
Wastewater System Bolling AFB

Project Location	Project Description
<i>None</i>	

Note: refer to the Bolling AFB Infrastructure Master Plan dated August 1998, for information on current condition and problem areas of the system that the new owner may choose to repair or replace.

II. Delete Attachment J4, Schedule B-1

JJ. Attachment J5, Page J5-1, Right-of-Way, after 2nd para add the following sentence: A separate Right-of-Way will be completed for each utility system, Page J5-34, Exhibit B, Water Distribution System Description, replace the last para with the following:

The District of Columbia Waster and Sewer Authority (WASA) provide potable water to Bolling AFB. They have service mains located both within and beside Bolling AFB. From these service mains, Bolling receives water through seven metering points. These seven meter points feed an interconnected network within Bolling. The system ranges in age from over 60 years old to recently installed. Bolling AFB has no potable water treatment facilities or wells; therefore, the annual water demand is met by WASA.

KK. Attachment J5, Page J5-40, Right-of-Way, Exhibit B, Wastewater Distribution System Description, replace the last para with the following:

The wastewater network is comprised of sewer piping, lift stations, and manholes. The system ranges in age from over 60 years old to recently installed. Bolling AFB has no primary wastewater treatment facilities. All wastewater is delivered to WASA via the WASA owned trunklines that run through Bolling AFB.

LL. Attachment J8A Federal Equivalents (per FAR 52.222-42) is hereby incorporated in subject solicitation. See Section J Attachment J8A

MM. Attachment J8B Department of Labor Wage Determination is hereby incorporated in subject solicitation. See Section J Attachment J8B

ATTACHMENT 1

The following information is provided as a result of inquiries received in reference to the Bolling AFB Solicitation. Information is not included as part of the amendment and does not alter in any way the terms and conditions of the solicitation.

Bolling AFB Utility Privatization Questions and Answers

1. Will an offeror be deemed non responsive if it proposes exceptions to the terms of the R-O-W, but not to the description of the premises covered by the R-O-W?

Technically, the term "non-responsive" is not applicable to negotiated procurements but only to offers submitted in response to an "Invitation to Bids." Under the subject solicitation, however, the Government will not consider any exceptions to the Bill of Sale, Right-Of-Way, and property descriptions (no award will be made to an offeror with a final proposal containing such an exception). Additionally, any offeror submitting such an exception would be at risk of being excluded from the competitive range prior to negotiations. This does not preclude an offeror identifying perceived deficiencies in these documents or the advantages of an alternate approach as long as, in doing so, the offeror does not make their offer contingent on the government's acceptance of an exception to these documents. Please refer to FAR 52-215-1 ALT II, which allows alternate proposals.

2. Section I.2 incorporates FAR 52.232-23 Assignment of Claims. Will an offeror be deemed nonresponsive by taking exception, and requesting that Alternate I to this clause be used? Would the Government amend the solicitation at this time to incorporate Alternate I?

Under a negotiated procurement, offerors are not precluded from submitting exceptions to the terms and conditions of a solicitation. The Government may consider these exceptions during the evaluation of offers.

3. Do any environmental baseline surveys exist to define current conditions? Are past environmental compliance records and citations (if any) available?

Information regarding the Environmental Baseline Survey is provided at Exhibit D, Appendix J05 of the right-of-way for each system. This information is available as part of the technical library.

4. Please list all licenses, permits and certificates held by Bolling AFB as an entity, and by its individual employees, separately. This relates to all operations associated with the electric plant, equipment, facilities and infrastructure.

This information is not releasable.

5. Regarding environmental issues are there any adverse developments subsequent to 19 August 1999 that we should know about. Is the status today the same as it was when the study was completed?

There are no adverse developments subsequent to 19 August 1999. The status is the same as it was when the study was completed.

6. Are reportable toxic chemicals used at Bolling in connection with the electric plant, facilities or infrastructure?

Information regarding the Environmental Baseline Survey is provided at Exhibit D, Appendix J05 of the right-of-way for each system. This information is available as part of the technical library.

7. Are annual or other reports being filed related to Class One toxic chemicals

Information regarding the Environmental Baseline Survey is provided at Exhibit D, Appendix J05 of the right-of-way for each system. This information is available as part of the technical library.

8. If chemicals are used to any extent, are they exempt?

Information regarding the Environmental Baseline Survey is provided at Exhibit D, Appendix J05 of the right-of-way for each system. This information is available as part of the technical library.

9. With respect to insurance matters, will the Government be named as an additional insured, or are there other considerations or requirements?

No, the offeror must meet all insurance requirements of section H of the solicitation to include General Liability, automotive liability, and worker compensation and employee liability. All such policies of insurance shall be for the mutual benefit of the Government and Contractor.

10. There is a provision in the document prohibiting the application of mortgages or liens on the property being sold. Does this mean that over the life of the contract, a purchaser must always pay cash for replacement and for new equipment?

The property consisting of the utility system infrastructure, when sold, will belong to the new owner, as such, the owner may use appropriate financial avenues to purchase or replace equipment. The premises (land) is not being sold, as such, the new owner will be prohibited from placing a lien or mortgage on said premises.

11. Please clarify for the electrical system, where is the demarcation line as between the equipment to be purchased and that to remain in Bolling AFB's control? Specifically, do we stop at the secondary of the 13.2kv to 480 or 240-volt transformers, or do we continue to some place such as the building line, the meter, or the building switchboard?

Please refer to the Right-Of-Way Appendix J05, Part II, Exhibit B for Electrical Utility System.

12. Also, the sale of all the secondary metering suggest that the secondary wiring, at least to the meter, is in the package as well.

Please refer to the Right-Of-Way Appendix J05, Part II, Exhibit B for Electrical Utility System

13. We have a copy of a 20-Page Environmental Assessment Study done by Avila Government Services, Inc., dated 19 August 1999. Are there any additional pages? Should we have Appendix A to which the document refers? Does Appendix A shed additional light on any environmental problems?

Appendix A to the EA contains the figures associated with the report, and is available in the Technical Library.

14. To the extent environmental problems have been identified in the Assessment, have they been addressed and corrected subsequently?

Information regarding the Environmental Baseline Survey is provided at Exhibit D, Appendix J05 of the right-of-way for each system. This information is available as part of the technical library.

15. Have any new environmental issues arisen since 19 August 1999? If so, what were they, and how have they been resolved?

There are no adverse developments subsequent to 19 August 1999. The status is the same as it was when the study was completed.

16. Are there any continuing environmental problems of any kind associated with the Electrical Infrastructure, at Bolling AFB?

Information regarding the Environmental Baseline Survey is provided at Exhibit D, Appendix J05 of the right-of-way for each system. This information is available as part of the technical library.

17. Upon any conveyance, will there remain any environmental problems at that point, for which the Government will remain responsible? Example: Building 18 has underground storage tanks. Would a contractor have any concern about pre-existing conditions there? Is Building 18 a restoration site? Any other areas associated with the Electric distribution system?

Refer to Appendix J05, Right Of Way.

18. Is there any likelihood that while no problem may exist today, that something could arise in the future that could be attributable to an event, product or oversight that occurred, prior to conveyance?

Refer to Appendix J05, Right Of Way.

19. My reading of the 20-page study shows no environmental issues of any kind related to the electric facilities and operations. I assume this condition remains and will be in effect upon any conveyance?

Refer to Appendix J05, Right Of Way.

ATTACHMENT 2

Bolling Utility Privatization RFP SPO600-00-R-0048



Refer to bolling.pdf
at DESC website